



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA DECEMBER 16, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

Addison Thompson

STAFF:

Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the SFDB may refer items to the Full Board for review.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SFDB Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to SFDBSecretary@SantaBarbaraCA.gov. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/SFDB. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Erica Monson, SFDB Planning Technician, at (805) 564-5541 or email EMonson@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SFDB Secretary at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

NOTICE: On Thursday, December 12, 2019, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB.

PLEASE BE ADVISED

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 937 CIMA LINDA LN

Assessor's Parcel Number: 015-202-009

Zone: RS-25

Application Number: PLN2019-00572

Owner: Arlene Montesano Trust

Arlene Montesano, Trustee

Applicant: Jesiy Brown

(Proposal for a glass railing along the terrace and window height increases to a proposed 1,079 square foot Accessory Dwelling Unit (ADU). Proposed ADU is under a separate building permit. Project is located on a lot with an existing 8,392 square foot single-unit residence located in the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Slope Lot findings.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 2211 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 025-281-029
Zone: RS-15
Application Number: PLN2019-00619
Owner: Patti J. Sanderson
Applicant: Patrick Marr

(Proposal to build a 225 square foot wood deck to replace existing deck on an existing 1,672 square foot single-unit residence located in the Mission Area Special Design District. Project is located on a lot in the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

FINAL APPROVAL**C. 775 CALABRIA DR**

Assessor's Parcel Number: 049-292-012
Zone: RS-10
Application Number: PLN2019-00311
Owner: Karim Kaderali
Applicant: Amy Von Protz

(Proposal for 583 square feet of additions on the first floor and a new 331 square foot addition on the second floor of an existing, one-story, 2,024 square foot single-unit residence with a detached 429 square foot two-car garage. Project includes an interior remodel and new upper level deck. The proposed total of 3,367 square feet of development on a 23,783 square foot lot is 72% of the guideline maximum floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on September 30, 2019. Project was last reviewed on September 30, 2019.

REVIEW AFTER FINAL APPROVAL**D. 1425 MISSION RIDGE RD**

Assessor's Parcel Number: 019-103-023
Zone: RS-25
Application Number: PLN2015-00474
Owner: RC Steiner Living Trust
Russell C Steiner, Trustee
Applicant: Tom Oschner, Architect

(Approved project is a proposal to demolish an existing 3,900 square foot, one-story, single-family residence and garage and construct a new two level single family residence comprising a 4,390 square foot main level, 3,660 square foot basement, 550 square foot attached two-car garage, 704 square foot detached three-car garage, and a 480 square foot detached accessory building. The project includes a new pool, landscaping, terrace, and 2,400 cubic yards of grading, of which 600 cubic yards will be exported off site. The proposed total of 9,784 square feet [of which 7,960 square feet applies to the floor-to-lot area ratio (FAR) on a 1.92 acre lot is 145% of the guideline maximum allowable floor to lot area ratio (FAR). This project will address a violation in Zoning Information Report ZIR2015-0057.)

Approval of Review After Final is requested to approve revisions to landscape and hardscape changes, exterior window trim, chimney treatments, south covered patio valence, and garage doors. Project was last reviewed on June 13, 2016.

FINAL APPROVAL**E. 1730 CALLE PONIENTE**

Assessor's Parcel Number: 041-040-063
Zone: RS-6
Application Number: PLN2019-00359
Owner: Kisha Trust
Lauren Temkin, Trustee
Applicant: Lawrence Thompson

(Proposal for a 377 square foot first floor addition to an existing 1,926 square foot, two-story, single-unit residence. Project includes new driveway paving, new decking, and new and replaced retaining walls. The proposed total of 2,797 square feet of development on a 13,549 square foot lot in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on August 26, 2019. Project was last reviewed on August 26, 2019.